



THOMAS A SARGENT, CNHA  
ALTON TOWN HALL



Tom has been employed by the Town since 2004. He is a Certified Property Assessor Supervisor in the State of New Hampshire and a member of the International Association of Assessing Officers.

Since accepting the position of Town Assessor, Tom has expanded the services of his department, including the *Vision Appraisal* software program and employing a data collector in order to help update and maintain accurate assessment records for the Town. The Assessing Department has appraised and maintains files on 5,500 pieces of property in Alton.

Now residents with computer access may view Alton properties on line by logging on to *Vision Appraisal* service.

The Town has benefited from Tom's expertise, professionalism, and dedication to his job.



## REPORT OF ASSESSING OFFICE

The Assessing Office has just completed a town-wide update for this year. Tom Sargent, our Town Assessor, did this in house. This was accomplished with the use of our Vision software program. All went well. Tom met with several property owners with questions and reviews of their property values.

The new values for the year 2007 were based on market value as of April 1, 2007.

These values can be viewed by going to [www.visionappraisal.com](http://www.visionappraisal.com). Click on the line database access. Proceed to the NH website. Click on Alton, which is the second one listed. Follow the remaining instruction. This can be viewed by street name, owner's name, or the map, blocks and lot information. There is also a link to this site from the Alton web site [www.alton.nh.gov](http://www.alton.nh.gov) following the same instructions. Please keep in mind that this is for *informational* purposes only and *not* an official document. The official assessment card can be obtained at the Assessing Office in the Town Hall.

In April of 2008, the Assessor will be reviewing market information so as to decide if the town will need another town-wide update for the current year. The town will also be going through a total measure and inspection of all properties in Alton in the upcoming months. The last time that this had been accomplished was in 1995. All property owners will be notified of this visit ahead of time. This will be accomplished by a certified measurer and lister. The measure and lister's name is Robert Camp. Bob was formerly employed by the Department of Revenue and The City of Laconia as its Assessor. He is highly qualified for the job here in Alton.

The Assessing Office also has completed reviewing all current use properties for RSA and 600 rules with the Department of Revenue.

Anyone wishing to apply for the veterans' tax credit and/or elderly exemptions must do so by April 15, 2008. This also applies for the current use application.

The Assessing Office staff is here to assist the Alton property owners. We welcome your questions and are here to help through each phase of the assessing process. This also includes current use issues, intent to cut and excavation questions. Our office hours are from 8:30 a.m. to 4:30 p.m., Monday through Friday. You can reach us at 875-2167 or visit us in person at the Town Hall.

Respectfully submitted,

Tom Sargent - Certified NH Assessor

Kathy Currier - Secretary

Jan Coull - Secretary



## 2007 FINANCIAL REPORT OF THE ASSESSING OFFICE

### ASSESSMENT VALUES:

A.	Total of Taxable Land		\$1,027,756,586
	Residential Land	\$ 995,390,100	
	Commercial/Industrial Land	\$ 30,243,400	
	Land in Current Use	\$ 1,963,727	
	Conservation Land	\$ 148,459	
	Preservation Easement (barns)	\$ 10,900	
B.	Total of Taxable Buildings		\$ 599,565,300
	Residential Buildings	\$ 558,682,875	
	Commercial/Industrial Buildings	\$ 27,844,425	
	Manufactured Housing	\$ 13,010,000	
	Preservation Easements (barns)	\$ 28,000	
C.	Total of Public Utilities		\$ 4,894,800
D.	Total of Exemptions		\$ 2,174,900
	Blind (2)	\$ 30,000	
	Elderly (33)	\$ 2,100,000	
	Disabled (1)	\$ 40,000	
	Alternative Energy	\$ 4,900	
E.	Total Veterans Credit		\$ 208,350
	Veterans Tax Credit of \$500 (392)	\$ 195,750	
	Permanently Disabled \$1,400 (9)	\$ 12,600	

NET VALUATION ON WHICH THE TAX RATE IS COMPUTED: \$1,630,041,786

(2007)

#### Five year tax rate history of Alton

	2003	2004	2005	2006	2007
Town:	4.41	4.36	2.76	2.55	2.77
County:	1.93	2.11	1.21	1.11	1.17
School:	5.83	6.64	3.88	3.87	4.56
State:	4.67	3.88	2.42	2.17	2.07
Total:	16.84	16.99	10.27	9.70	10.57
Tax Ratio:	67%	62%	96%	98.6%	.99
Tax Rate:	16.84	16.99	10.27	9.70	10.57